TOWN OF YARMOUTH

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Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

January 28, 2026

Kristy Senatori, Executive Director
Cape Cod Commission
PO Box 226
3225 Main Street
Barnstable, MA 02630

Re: Yarmouth Local Comprehensive Plan (LCP) Certification

Dear Ms. Senatori,

On behalf of the Town of Yarmouth and the Yarmouth Planning Board, we are pleased to submit the Yarmouth Local Comprehensive Plan (LCP) to the Cape Cod Commission for review and Certification.

The Town of Yarmouth formally adopted the LCP at the November 17, 2025 Special Town Meeting. Please find attached the Certified Article #6 prepared by Mary Maslowski, Yarmouth Town Clerk.

This plan is the culmination of years of work and strong public involvement to create a community master plan to guide decisions over the next 10 years. The plan includes goals and targeted actions related to environmental resources and open space, community design and land use, transportation, coastal resiliency and sustainability, waste management, capital improvements, community character and cultural heritage, economy, housing, town services, and recreation. The LCP is a living document which will be assessed annually.

The development of the plan was closely coordinated with Commission Staff to ensure compliance with the Cape Cod Commission Local Comprehensive Plan Regulations and show consistency with the Regional Policy Plan.

We look forward to presenting the LCP to the Commission at the formal public hearing and receiving certification of our LCP. Please do not hesitate to contact this office if you have any questions or require additional information.

Sincerely,

Kathleen D. Williams, P.E.
Town Planner

cc: Planning Board
Meggan Eldredge, Community Development Director
Robert Whritenour Jr., Town Administrator

TOWN OF YARMOUTH

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Mary A. Maslowski, MMC/CMMC
TOWN CLERK

Susan M. Regan
Assistant Town Clerk

Stephanie Wright
Principal Office Assistant

Samantha Bergman
Principal Office Assistant

Derek Karlowicz
Principal Office Assistant

TOWN OF YARMOUTH
SPECIAL TOWN MEETING
DY INTERMEDIATE MIDDLE SCHOOL
NOVEMBER 17, 2025
6:00PM

ARTICLE #6: Adoption of the Local Comprehensive Plan (LCP): To see if the Town will vote to adopt an updated Local Comprehensive Plan for Yarmouth, dated October 2025, developed by the Yarmouth Planning Board, a copy of which is on file at the Town Clerk's office and posted on the Town's Website, which if adopted by Town Meeting would constitute Yarmouth's Local Comprehensive Plan as defined in Section 9 of the Cape Cod Commission Act (Chapter 716 of the Acts of 1989); or take any other action relative thereto.

EXPLANATION: *This Article would adopt the 2025 Local Comprehensive Plan (LCP) developed under the guidance of the Yarmouth Planning Board.*

*Building upon the **2021 Yarmouth Vision Plan** to make Yarmouth a great place to **Live**, **Work**, **Play** & **Learn**, the LCP is the culmination of five years of work and strong public involvement to create a community master plan to guide decisions over the next 10 years. The plan includes a wealth of information along with goals and targeted actions related to environmental resources and open space, coastal resiliency and sustainability, community design and land use, transportation, climate mitigation and energy, waste management, capital facilities and infrastructure, community character and cultural heritage, economy, housing, town services and recreation.*

The Implementation Matrix is the heart of the document, summarizing in one location the targeted actions to be undertaken, estimated timeframes, those responsible for implementation, and potential funding sources. The LCP is a dynamic document that will be reviewed annually to track our progress and make adjustments as needed. Although many initiatives are discussed in the LCP, it's important to know that adoption of the LCP does not authorize any expenditures.

The LCP can be viewed at www.yarmouth.ma.us/LCP.

Select Board Recommends (5-0) (Yarmouth Planning Board)
Planning Board Recommends (5-0)

MAIN MOTION: Made by Joanne Crowley, Chair, Planning Board. Seconded from the floor.

I move Article 6 as printed in the warrant.

Select Board Recommends 5-0. (Mark Forest, Member, Select Board)
Finance Committee took no action on this Article. (Richard Simon, Chair, Finance Committee)
Planning Board Recommends 5-0. (Joanne Crowley, Chair, Planning Board)

MOTION MADE TO MOVE THE QUESTION: Motion made by Jim Saben. Seconded from the floor.

ACTION ON MOTION TO MOVE THE QUESTION: Vote held. Moderator declared the motion carries.

TIME:6:45 PM

ACTION ON MAIN MOTION: Vote held. Moderator declared the Main Motion carries.

TIME: 6:46 PM

I hereby certify that the Article, Explanation, and Recommendations are as printed in the warrant for the 2025 Special Town Meeting held on November 17, 2025. I further certify that no Motions for Reconsideration were called for this Article during the Special Town Meeting.

Mary A. Maslowski, MMC/CMMC
Town Clerk
Date: Dec. 9, 2025

TRUE COPY ATTEST:

Mary A. Maslowski, MMC/CMMC
Town Clerk
Date: Dec. 9, 2025